For Translation Purposes Only

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For Immediate Release

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Notice Concerning Acquisition of Trust Beneficiary Interest of Domestic Real Estate Property (Randor Hotel Hiroshima Prestige)

United Urban Investment Corporation ("United Urban") hereby announces that Marubeni REIT Advisors Co., Ltd. ("MRA"), the asset management company to which United Urban entrusts asset management services, decided today to acquire a property as set forth below.

1. Overview of the Acquisition

United Urban will acquire the trust beneficial interest in the following real estate property (hereinafter called the "Asset to be Acquired").

Property Number	Type of Use (Note 1)	Property Name	Location	Scheduled Acquisition Price (Note 2)	Estimated NOI Yield (Note 3)	Estimated NOI Yield after Depreciation (Note 4)	Scheduled Acquisition Date
C23	Hotels (Hotel)	Randor Hotel Hiroshima Prestige	Hiroshima, Hiroshima	¥2,580 million	5.5%	4.4%	June 3, 2024

(Notes)
1. "Type of Use" determined by United Urban is shown. As for words shown in parentheses, of the types indicated on the real estate register, the primary type is shown.
2. "Scheduled Acquisition Price" is shown as sale price based on the purchase and sale agreement, and excludes acquisition costs, property taxes, city planning taxes and consumption taxes and other costs. The same shall apply hereafter.
3. "Estimated NOI Yield" is calculated by (the "Annualized Estimated NOI" / the scheduled acquisition price) and expressed as a percentage rounded to first decimal place. "NOI (Net Operating Income)" means the figure which is equal to an amount subtracting rental expenses (excluding depreciation and amortization) from rental revenues. "Annualized Estimated NOI" means the estimated NOI for 1 year from the acquisition by United Urban, which is calculated based on the terms and conditions of leasing after the acquisition by United Urban.
4. "Estimated NOI Yield after Depreciation" is calculated by ((i) ("Annualized Estimated NOI" - "Estimated Depreciation and Amortization") / (ii) the scheduled acquisition price) and is described as a percentage rounded to first decimal place. "Estimated Depreciation and Amortization" means the estimated depreciation and amortization for 1 year after the acquisition by United Urban, which is calculated under the straight-line method by applying the depreciation ratio to be derived for each depreciable asset of the Asset to be Acquired in accordance with the useful life thereof, based on the accounting policy of United Urban.

2. Details of Acquisition

In accordance with the basic asset-management policy and its investment approach prescribed in its Articles of Incorporation, United Urban will acquire the Asset to be Acquired for the purpose of further enhancing its portfolio. In making the decision to acquire the Asset to be Acquired, the following aspects were highly evaluated.

(1) Reasons for Acquisition

1. Location

The Property has a highly convenient transportation access; it is a five-minute walk from the Hiroshima Station, where the Sanyo Shinkansen, the Sanyo Main Line, and other JR lines are available. Also, it is a three-minute walk from the Matoba-cho Tram Stop (the third stop from the Hiroshima Station) of Hiroshima Electric Railway, which operates the largest tram network in Japan.

The Property is within walking distance of the Nagarekawa and Hatchobori areas, which are a part of bustling downtown in Hiroshima siting between Aioi-dori and Heiwa-odori. In addition, it has an excellent access to sightseeing spots such as Hiroshima Castle and Peace Memorial Park including the Atomic Bomb Dome, a UNESCO World Heritage Site.

Hiroshima City has robust demand for business including MICE (Note 1) as a center in the Chugoku Region (western part of the Kansai Region). Also, it is a gateway to Miyajima, which is an hour-trip from Hiroshima City by car, bus or JR line, and named as one of the Japan's three most scenic spots and a popular destination for school trips. In addition, the Chugoku Region and the Shikoku Region, southern part of the Seto Inland Sea, are rich in tourist resources, and these are accessible in about 1 to 2 hours by car or public transportation from the Hiroshima Station. Moreover, Hiroshima City has a high level of recognition for foreign tourists from the United States, European countries and Australia, and there is high accommodation demand for both business and tourism.

2. Building, etc.

The Property is a 10-story apartment hotel (Note 2) completed in March 2023. The hotel operator (Please see 3. below for details) has been operating the Property as the "Randor Hotel Hiroshima Prestige" since its completion.

The total number of guest rooms is 43, mainly consisting of rooms in which more than four guests can stay. The rooms are comfortable enough for a group stay with an average size of 40 m^2 and equipped with furniture, kitchen and household appliances including washing machine. They are designed for a mid- to long-term stay of groups including foreign tourists and families in one room.

3. Tenants, etc.

Satisfill Co., Ltd. (The "Hotel Operator"), a tenant of the Property, currently operates 15 apartment hotels in major cities in Japan. The Hotel Operator also engages in condominium management and renovation business, and takes an advantage of the track records in each business for their hotel business.

As of today, a 30-year building lease agreement has been concluded between the seller and the Hotel Operator. In addition, the hotel room occupancy rate in Hiroshima City was 67% (2023) (Note 3), which exceeds the national average of 57%. We expect stable earnings over the mid- to long-term based on the terms and conditions of the lease agreement and the occupancy status.

(Notes)

1. Meeting, Incentive travel, Convention, Exhibition/Event.
2. Hotels for a long stay with furniture, kitchen, household appliances, etc.
3. Estimated by MRA based on "Statistical Survey on Overnight Travel" from the Japan Tourism Agency.

(2) Summary of Acquisition

1. Asset to be Acquired	:	Trust beneficiary interest of real estate property (Note 1)
2. Property Name	:	Randor Hotel Hiroshima Prestige
3. Scheduled Acquisition Price	:	¥2,580 million
4. Decision of the Acquisition		April 26, 2024
5. Agreement Date	:	April 26, 2024 (Conclusion of the sale and purchase agreement of trust beneficiary interest of real estate)
6. Scheduled Acquisition Date	:	June 3, 2024
7. Seller	:	Undisclosed (Note 2)
8. Financing	:	Borrowings and cash on hand (Scheduled) (Note 3)
9. Scheduled Date of Payment	:	June 3, 2024
10. Intermediary	:	Yes

(Notes)
1. While the Asset to be Acquired has not been entrusted as of today, but it will be entrusted to Mitsubishi UFJ Trust and Banking Corporation as a trustee on the scheduled acquisition date.
2. Not disclosed, due to unavoidable circumstances where the seller's consents for the disclosure have not been obtained.
3. For financing, please refer to "4. Method of Settlement".

(3) Overview of the Asset to be Acquired

Property Name	Randor Hotel Hiroshima Prestige	
Type of the Asset	Trust beneficiary interest of real estate property (Note 1)	
Trustee	Mitsubishi UFJ Trust and Banking Corporation (Note 1)	
Location	Lot number (Note 2)	159-1 Nishikojin-machi, Minami-ku, Hiroshima, Hiroshima
	Residential	1-38 Nishikojin-machi, Minami-ku, Hiroshima, Hiroshima
Access	5 minutes' walk from JR Hiroshima Station 3 minutes' walk from Matoba-cho Tram Stop (Hiroshima Electric Railway)	
Type (Note 2)	Hotel (43 rooms)	
Site Area (Note2)	Land	437.49 m^2
	Building	2,025.28 m^2
Structure and Scale (Note 2)	RC 10F	
Type of Ownership (Note 2)	Land	Proprietary Ownership
	Building	Proprietary Ownership
Completion Date (Note 2)	March 2023	
Initial Building Owner	MARU Co., Ltd.	
Constructor	taishogumi Co, Ltd.	
Scheduled Acquisition Price	¥2,580 million	
Appraisal Value	¥2,820 million	
Date of Value Estimate	April 1, 2024	
Appraisal Agency (Appraisal Method)	Appraisal by Japan Real Estate Institute	
Probable Maximum Loss (PML)	9%	
Collateral	None	
Special Notations	None	
Details of Tenant (Note 3)		
Total Number of Tenants	1	
Security Deposit	Undisclosed (Note 4)	
Total Rental Revenues (Yearly)	Undisclosed (Note 4) (Fixed rent)	
Total Leasable Floor Space	2,352.06 m^2	
Total Leased Floor Space	2,352.06 m^2	
Occupancy Ratio	100%	
Reference		
Estimated Annualized NOI (Note 5)	¥142 million	
Estimated NOI Yield (Note 5)	5.5%	

(Notes)
1. While the Asset to be Acquired has not been entrusted as of today, but it will be entrusted to Mitsubishi UFJ Trust and Banking Corporation as a trustee on the scheduled acquisition date.
2. Each piece of information in the "Location (Lot number)", "Type", "Site Area", "Structure and Scale", "Type of Ownership" and "Completion Date" shows the value based on the real estate register.
3. "Details of Tenant" is described as of the scheduled date of acquisition.
4. Not disclosed, due to unavoidable circumstances where the tenant's consents for the disclosure have not been obtained.
5. Described figures are for the stable periods of operation. For the definitions, please refer to Note 3 of "1. Overview of the Acquisition". The occupancy ratio for the total leasable floor space is estimated to be 100%.

(4) Seller's Profile

The seller is a domestic company. Details of the seller are not disclosed as the relevant consent has not been obtained. As of today, the seller falls under neither the category of "interested parties, etc." (the "Interested Party") under the Act on Investment Trusts and Investment Corporations of Japan (Act No. 198 of 1951, as amended) nor the category of the sponsor/stakeholder ("Sponsor/Stakeholder") under the self-imposed rules (rules for conflicts of interest) of MRA. In addition, United Urban and MRA have no significant capital ties, personal relationships and transactions with the buyer, and the buyer does not fall under a related party of United Urban and MRA.

(5) Aspects of the Owners of the Property and Others

The Asset to be Acquired will not be acquired from special related parties of United Urban or MRA.

(6) Outline of Intermediary

The broker is a domestic company. As of today, the broker falls under neither the category of the Interested Party nor the category of the Sponsor/Stakeholder.

(7) Transactions with Interested Party and Sponsor/Shareholder

Not applicable.

3. Matters on Forward Commitment

(1) Asset to be Acquired under Forward Commitment (Note)

Acquisition of the Asset to be Acquired falls into a forward commitment.

(Note)
In the "Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc." of Financial Services Agency, "forward commitment" is defined as "a postdated sales contract under which payment and delivery shall be made at least one month after the conclusion of the contract, or any other contract similar thereto".

(2) Impact on United Urban's Financial Standing if Forward Commitment is Not Executed

In order to secure the acquisition of the Asset to be Acquired, United Urban has concluded the purchase and sale agreement of real estate (the "PSA") with the seller as of today.

The PSA provides that either party may terminate the PSA by giving written notice to the other party by the scheduled acquisition date, specifying the violation if the other party materially breaches provisions thereof, in which case the party may request the other party in breach to pay an amount equivalent to 20% of the acquisition price at maximum as penalty charges.

In view of the current financial market and the financial standings of United Urban, United Urban considers that material adverse effects on the financial standing, the payment of cash distributions and other conditions are not likely to be caused in connection with the acquisition of the Property.

4. Method of Settlement

The payment to the seller will be settled in a lump sum upon the delivery of the Asset to be Acquired with borrowings and cash on hand.

(Note) We plan to procure borrowings for the acquisition funds as of today and will make another announcement once it is confirmed.

5. Outlook of Operation

The impact of the acquisition of the Asset to be Acquired on the latest business forecast is minor. United Urban does not make any changes to the revision of dividend (Note) for the 42nd fiscal period ending November 30, 2024, which was released on March 27, 2024.

(Note)
Please refer to "Notice Concerning Revision of Dividend for the 42nd Fiscal Period Ending November 2024" and "Supplementary Material on Press Releases Dated March 27, 2024" dated today.

6. Summaries of Appraisal Report

Appraisal Value	¥2,820,000 thousand
Appraisal Agency	Japan Real Estate Institute
Date of Value Estimate	April 1, 2024

(thousands of yen, unless otherwise indicated)

Item	Details	Grounds
Income approach price	2,820,000	-
Price by Direct Capitalization Method	2,830,000	-
(1) Total income (Total effective profit: 1+2+3+4-5-6)	Undisclosed (Note)	-
1. Potential total profit (rental revenues, common area maintenance fees)	Undisclosed (Note)	-
2. Utility revenues	Undisclosed (Note)	-
3. Parking revenues	Undisclosed (Note)	-
4. Other revenues	Undisclosed (Note)	-
5. Losses from vacancies	Undisclosed (Note)	-
6. Bad debt losses	Undisclosed (Note)	-
(2) Total expenses (7+8+9+10+11+12+13+14)	Undisclosed (Note)	-
7. Administrative and maintenance fees	Undisclosed (Note)	-
8. Utility costs	Undisclosed (Note)	-
9. Repair costs	Undisclosed (Note)	-
10. Property and other tax	Undisclosed (Note)	-
11. Property management fees	Undisclosed (Note)	-
12. Advertising expenses for tenants, etc.	Undisclosed (Note)	-
13. Casualty insurance expenses	Undisclosed (Note)	-
14. Other expenses	Undisclosed (Note)	-
(3) Net operating income (NOI: (1)-(2))	141,126	-
(4) Operating profit of lump-sum money	Undisclosed (Note)	-
(5) Capital expenditures (including routine repairs)	Undisclosed (Note)	-
(6) Net cash flow (NCF: (3)+(4)-(5))	138,716	-
(7) Cap rate	4.9%	Based on the standard yields of the related areas of the property, added/contracted spreads to the yields considering the property's location, building features, lease agreement and other factors, and assessed given prospective uncertainties and the actual transaction yields of similar real estates, and others.
Price by discounted cash flow method	2, 800,000	-
Discount rate	4.7%	-
Terminal cap rate	5.0%	-
Cost approach price	1,900,000	Land ratio: 49.7% Building ratio: 50.3%

Other specific matters the appraisal agency has paid attention in appraising the property	None

(Note) MRA has deemed that disclosing this information would have an adverse effect on United Urban's competitive position and may harm the interests of the unitholders. Therefore, this information will not be disclosed.

【Attached Materials】
1. Portfolio Summary
2. Photo, Map

Reference Material 1

Portfolio Summary

As of June 28, 2024 (Scheduled)

[Distribution by Type of Use]

Type of Use	Number of Properties (Note 1)	(Scheduled) Acquisition Price (Note 2)	
		Amount (millions of yen)	Ratio
Retail Properties	38	200,554	29.4%
Office Buildings	38	194,582	28.5%
Hotels	24	165,832	24.3%
Residential Properties	25	52,328	7.7%
Others	19	68,707	10.1%
Total	140	682,003	100.0%

[Distribution by Geographical Location]

Location (Note 3)	Number of Properties	(Scheduled) Acquisition Price (Note 2)	
		Amount (millions of yen)	Ratio
6 Central Wards of Tokyo	30	149,524	21.9%
23 Wards of Tokyo	14	47,503	7.0%
Tokyo Metropolitan Area	38	216,349	31.7%
Other Regions	58	268,626	39.4%
Total	140	682,003	100.0%

(Notes)

1. Each of “maricom-ISOGO / SYSTEM PLAZA YOKOHAMA (Site),” and “OSAKA BAY TOWER”, a retail property/office building complex, and “Shin-Osaka Central Tower” and “SS30”, an office building/hotel complex, have been counted as one property for each type of use, while counted as one property in the total row, respectively. Therefore, the number of properties of each type does not add up to the total.
2. Figures have been rounded to the nearest unit. There is the possibility the aggregated figures shown are not the same as the actual figures. The percentage is shown by rounding down to the nearest digit and there is the possibility that the aggregated figures are not the same as the actual total figures.
3. The definition of geographical investment location is as set forth below.

Tokyo Metropolitan Area (Note a)			Other Regions (Note b)
6 Central wards of Tokyo	23 wards of Tokyo	Tokyo Metropolitan Area	Major Japanese cities including government designated cities (excluding those in Tokyo Metropolitan Area) and the surrounding areas thereof
Chiyoda-ku, Minato-ku, Chuo-ku, Shinjuku-ku, Shibuya-ku, and Shinagawa-ku	23 wards of Tokyo excluding 6 central wards of Tokyo	Tokyo Metropolitan Area excluding 23 wards of Tokyo	

(Notes)

a. Tokyo Metropolitan Area refers to Tokyo as well as Kanagawa, Chiba, Saitama, Ibaraki, Gunma, Tochigi, and Yamanashi prefectures.

b. Other Regions includes Osaka Area (Osaka Prefecture, Kyoto Prefecture and Hyogo Prefecture), Nagoya Area (Aichi Prefecture, Mie Prefecture and Gifu Prefecture) and Other cities (excluding Tokyo Metropolitan Area, Osaka Area and Nagoya Area).

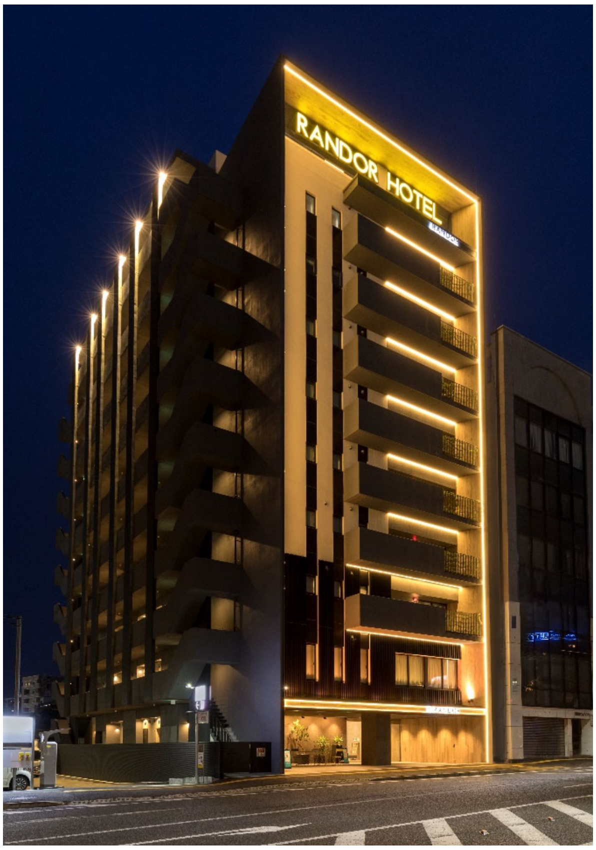
4. Property to be acquired contained in the above charts is as follows.

Type of Use	Type	Location	Property Name	Scheduled Acquisition Date	Scheduled Acquisition Price	
					Amount (millions of yen)	Ratio
Hotels	Hotel	Other Regions	Randor Hotel Hiroshima Prestige	June 3, 2024	2,580	0.4%
Office Buildings	Office	6 Central wards of Tokyo	IIDABASHI PLANO (Additional Acquisition)	June 26, 2024	383	0.1%

5. Kawasaki Toshiba Building is excluded from the above table on the assumption that the transfer on June 28, 2024 (scheduled sale price: ¥19,000 million (acquisition price: ¥19,200 million)) will be carried out as scheduled. For details, please refer to “Notice Concerning Sale of Trust Beneficiary Interest of Domestic Real Estate Property (Kawasaki Toshiba Building)” dated March 27, 2024.
6. The latest information about United Urban’s portfolio is disclosed on United Urban’s website.
https://www.united-reit.co.jp/en/portfolio/index.html

Reference Material 2

[Photo]



[Map]